



RAYNERS
TOWN & COUNTRY

SUNNYBANK
WARLINGHAM, SURREY, CR6 9ST

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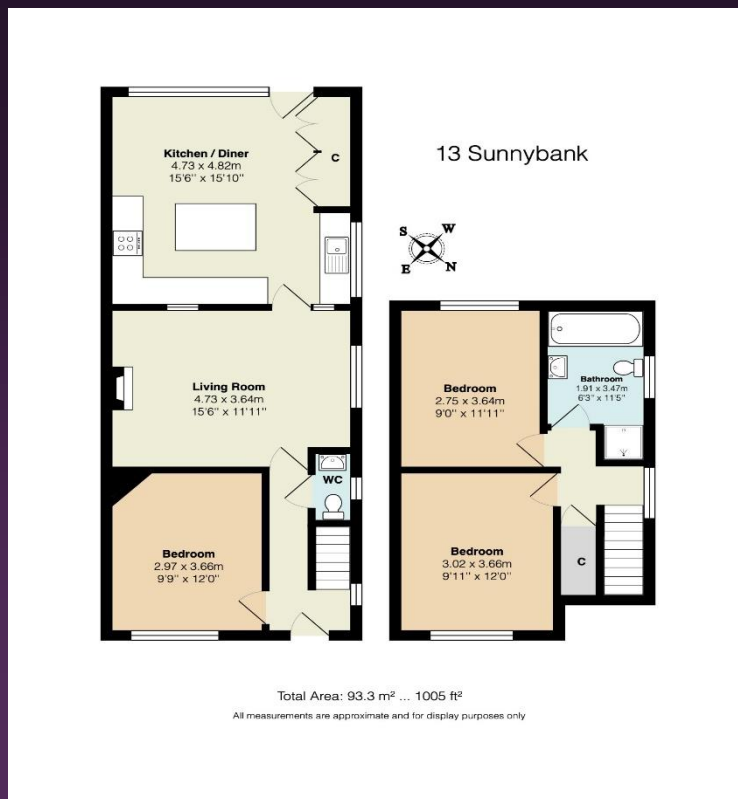
OFFERS IN EXCESS OF £550,000

This attractive cottage-style three-bedroom semi-detached property is located within half a mile of Warlingham Village and has been meticulously refurbished to a high standard by the current owners. The flexible ground floor layout offers two reception rooms, one of which could be used as a third bedroom, as well as a bright and airy living room that flows into a beautifully extended kitchen/breakfast room with direct access to the garden.

Upstairs, the property features two spacious double bedrooms and a stylish family bathroom. A standout feature of this home is the level, South West-facing rear garden, perfect for enjoying the afternoon sun. The front of the house includes a newly installed driveway with off-street parking for two cars.







Additional Information:

The sellers have fully refurbished the property to include new electrics, heating, wall and floor finishes, all decoration, new kitchen, bathroom and toilet. Structural alterations to existing extensions and new windows and doors installed. Front and back gardens fully landscaped including new driveway, new rear patio and turfed lawns.

Tenure: Freehold

Local Authority: Tandridge District Council

Council Tax Band: E

EPC Rating: E

VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. R772

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